137.0	0003	0010.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,574,100 / 1,574,100
					USE VALUE:	1,574,100 / 1,574,100
					ASSESSED:	1,574,100 / 1,574,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		STONY BROOK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROCHE ELLEN T & KEVIN /TR
Owner 2:	
Owner 3:	
Street 1:	18 STONY BROOK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ROCHE ELLEN T -
Owner 2:	-
Street 1:	18 STONY BROOK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 20,102 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1999, having primarily Clapboard Exterior and 3556 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	20102.000	745,400		828,700	1,574,100
Total Card	0.461	745,400		828,700	1,574,100
Total Parcel	0.461	745,400		828,700	1,574,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 442.70 | /Parcel: 442.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 199594
GIS Ref:
GIS Ref:
Insp Date: 09/01/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 137.0-0003-0010.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	745,300	0	20,102.	828,700	1,574,000	1,574,000	Year End Roll	12/18/2019
2019	101	FV	573,900	0	20,102.	874,700	1,448,600	1,448,600	Year End Roll	1/3/2019
2018	101	FV	573,900	0	20,102.	644,500	1,218,400	1,218,400	Year End Roll	12/20/2017
2017	101	FV	573,900	0	20,102.	616,900	1,190,800	1,190,800	Year End Roll	1/3/2017
2016	101	FV	573,900	0	20,102.	570,900	1,144,800	1,144,800	Year End	1/4/2016
2015	101	FV	568,700	0	20,102.	478,800	1,047,500	1,047,500	Year End Roll	12/11/2014
2014	101	FV	568,700	0	20,102.	467,700	1,036,400	1,036,400	Year End Roll	12/16/2013
2013	101	FV	568,700	0	20,102.	445,600	1,014,300	1,014,300		12/13/2012

!10630!

PRINT

Date	Time
12/11/20	00:55:03

LAST REV

Date	Time
11/13/17	09:29:24

ekelly

USER DEFINED

Prior Id # 1:	199594
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10630

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROCHE ELLEN T,	64799-121		1/15/2015	Convenience	10	No	No		
ROCHE KEVIN T,	64799-109		1/15/2015	Convenience	10	No	No		
	28422-408		4/8/1998		240,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/6/2011	1586	Manual	3,000					outdoor bar-b-que
5/2/2007	299	Wood Dec	24,000			G8	GR FY08	enlge exstg deck
3/31/2000	112	Alterati	25,000	C				REMODEL
4/5/1999	167	Wood Dec	6,000					12X24 WDK
3/26/1998	339	New Buil	200,000					NEW SINGLE FAM HOU

ACTIVITY INFORMATION

Date	Result	By	Name
9/1/2017	MEAS&NOTICE	HS	Hanne S
2/25/2009	Measured	372	PATRIOT
10/31/2000	Hearing N/C	189	PATRIOT
3/3/2000	Inspected	270	PATRIOT
12/21/1999	Mailer Sent		
11/5/1999	Measured	263	PATRIOT
4/2/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		20102		Sq. Ft.	Site		0	90.	0.46	10			Topo	-10					828,671						828,700	

Total AC/HA: 0.46148 | Total SF/SM: 20102 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 828,671 | Spl Credit | Total: 828,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	16 - Stone Vene	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1999	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	7.3	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	7.3	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.98838216
Const Adj.:	1.00439954
Adj $ / SQ:	124.091
Other Features:	128997
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	804053
Depreciation:	58696
Depreciated Total:	745357

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

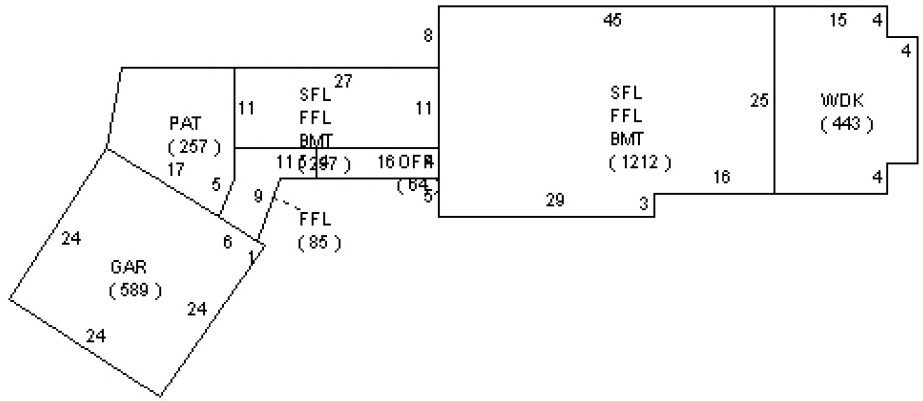
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	165.04
Special Features:	0	Val/Su Net:	124.96
Final Total:	745400	Val/Su SzAd	240.22

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,594	124.090	197,802
BMT	Basement	1,509	47.560	71,765
SFL	Second Floor	1,509	124.090	187,254
GAR	Garage	589	19.330	11,385
WDK	Deck	443	8.290	3,674
PAT	Patio	257	3.730	957
OFP	Open Porch	64	42.470	2,718
	Net Sketched Area:	5,965	Total:	475,555
Size Ad	3103	Gross Are	5965	FinArea 3556

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	30	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

137.0-0003-0010.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	